

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Inglewood

State: CA

PJ's Total HOME Allocation Received: \$18,069,386

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	92		
% of Funds Committed	79.53 %	90.22 %	80	90.66 %	3	7	
% of Funds Disbursed	63.95 %	80.19 %	82	81.06 %	1	6	
Leveraging Ratio for Rental Activities	0.36	5.73	75	4.62	7	8	
% of Completed Rental Disbursements to All Rental Commitments***	40.96 %	72.76 %	75	81.27 %	6	5	
% of Completed CHDO Disbursements to All CHDO Reservations***	39.11 %	60.11 %	69	68.23 %	9	12	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	76.67 %	78.04 %	57	79.86 %	28	30	
% of 0-30% AMI Renters to All Renters***	46.67 %	41.03 %	36	44.82 %	56	53	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.00 %	92.04 %	55	94.65 %	27	30	
Overall Ranking:			In State:	78 / 92	Nationally:	5	8
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$26,344	\$32,339		\$25,419	60 Units	22.30 %	
Homebuyer Unit	\$34,249	\$19,480		\$14,530	109 Units	40.50 %	
Homeowner-Rehab Unit	\$16,602	\$26,371		\$20,251	37 Units	13.80 %	
TBRA Unit	\$4,749	\$2,782		\$3,156	63 Units	23.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Inglewood CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$35,924	\$137,411	\$16,602
State:*	\$125,042	\$108,908	\$27,200
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	0.0	2.8	13.5	4.8
Black/African American:	96.5	39.4	73.0	77.8
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	1.8	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	1.6
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	3.5	56.0	13.5	15.9
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HOUSEHOLD SIZE:

1 Person:	64.9	11.9	43.2	25.4
2 Persons:	12.3	13.8	24.3	27.0
3 Persons:	8.8	19.3	10.8	27.0
4 Persons:	5.3	23.9	10.8	7.9
5 Persons:	3.5	22.9	5.4	11.1
6 Persons:	3.5	6.4	2.7	0.0
7 Persons:	0.0	0.9	0.0	1.6
8 or more Persons:	1.8	0.9	2.7	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	14.0	43.1	13.5	23.8
Elderly:	61.4	0.0	45.9	0.0
Related/Single Parent:	22.8	2.8	18.9	68.3
Related/Two Parent:	1.8	52.3	21.6	6.3
Other:	0.0	1.8	0.0	1.6

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 [#]
HOME TBRA:	8.8	
Other:	28.1	
No Assistance:	63.2	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Inglewood

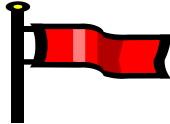
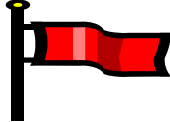
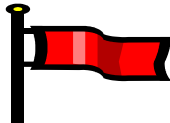
State: CA

Group Rank: 5
(Percentile)

State Rank: 78 / 92 PJs

Overall Rank: 8
(Percentile)

Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	40.96	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	39.11	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.67	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	95	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	5.5	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

